

**TOWN OF GEORGIA
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT, CONCLUSIONS & ORDER**

**NOTICE OF DECISION
BLA-002-25**

**Owner of Parcel 1: Dan and Tina Coolbeth
Owner of Parcel 2: Dan and Tina Coolbeth
Boundary Line Adjustment**

This matter came before the Georgia Development Review Board (DRB) on the application of Dan and Tina Coolbeth, hereafter referred to as Applicants, seeking DRB approval for a boundary line adjustment between their two properties located at 32 Mills Road and Georgia Shore Road. The subject parcels are located within the Lakefront (L-1) and Lakeview (L-2) zoning districts. A Notice of Public Hearing was duly published on October 3, 2025, in the St. Albans Messenger, and all adjoining property owners were notified.

Applicant has submitted plans titled "*Boundary Line Adjustment Plat for Dan & Tina Coolbeth*" prepared by Bowman, dated May 13, 2025.

Based on the abovementioned public hearing, plans submitted, and additional documents contained in the planning file for this proposal, the DRB enters the following Findings of Fact, Conclusion, and Order.

FINDINGS OF FACT

NOTE: The application, any and all relevant evidence presented to the DRB, and the minutes of the hearing conducted by the Town of Georgia DRB on October 21, 2025, as well as documents from the original subdivision (FP-002-23) shall be considered part of the Findings of Fact and kept as part of the permanent record of the Applicants. This official record shall provide additional basis for the DRB's decision.

1. Applicants are requesting DRB approval for a boundary line adjustment between the two parcels located at and near 32 Mills Road (Parcel ID #105160010,a) and Lakefront property between 190 Mills Road and 108 Mills Road (Parcel ID #105160070) in the LF/L-1 and LV/L-2 zoning districts. A public hearing was conducted by the DRB on October 21, 2025.
2. Lot 1 prior to the adjustment is sized at ± 23.1 acres and will be ± 9.0 acres once adjusted.
3. Lot 7 is sized at ± 1.9 acres prior to adjustment and will be ± 16 acres once adjusted.
4. The original subdivision hearing (PC-009-21) included subdividing the ± 34 acres to the west of Georgia Shore Road (Parcel #(105160010,a) into 3 new lots/4 total lots. The ± 31.2 acres to the east of Georgia Shore Road (Parcel #105160010,b) was not included in the decision. The subsequent subdivision plans (FP-002-23) included subdividing the ± 34

acres to the west of Georgia Shore Road (Parcel #(105160010,a) into 4 lots, also not including the ±31.2 acres to the east of Georgia Shore Road (Parcel #105160010,b).

5. The ±31.2 acres to the east of Georgia Shore Road (Parcel #105160010,b) was excluded from prior subdivision hearings based on Georgia Shore Road serving as a natural subdivision of lands, (See Town of Georgia Development Regulations, 2025: Section 7.5: Natural Subdivision.)
6. The following members of the DRB were present for the BLA public hearing on October 21, 2025, constituting a quorum: Charles Cross, James Powell, Gilles Rainville, Jr., Glenn Sjoblom, Lisa Faure, Chris Caspers, Leigh Horton, Tony Gabel, Jared Waite. See meeting minutes for a list of others present.
7. The regulations in effect at the time of the application and decision: **Municipal Town Plan**, last amended January 6, 2025; **Town of Georgia Development Regulations**, effective November 4, 2025.

CONCLUSIONS

1. The Applicant has submitted all of the application materials required by the Georgia Development Regulations.
2. This application was reviewed as a Boundary Line Adjustment pursuant to the requirements and standards outlined in Section 7.3.1 the Town of Georgia Development Regulations. The application was deemed consistent with the above-mentioned standards and requirements.
3. The approval of the boundary line adjustment is based on all information and documents in the DRB file.

ORDER

1. The submitted plans shall indicate the following:
 - A. Address of the subject properties.
 - B. Name and address of the owners of record of the subject properties.
 - C. Name and address of the owners of record of adjoining lands.
 - D. Name and address of person or firm preparing the map
 - E. Scale of map, north point, date of map/revisions, and legend
 - F. Current lot lines (labeled as such), proposed lot lines (labeled as such)
 - G. Current acreage of each lot and proposed acreage of each lot
 - H. Means of accessing each lot
 - I. Existing sewage disposal area for each lot, and existing water source for each lot.
 - J. A site location map showing the location of the project in relation to nearby town/state highways and developed areas at scale of one-inch equals one thousand feet.

- K. Town Clerk and DRB Chairperson signature blocks, a new version of this signature block is available on the Town of Georgia website (under Zoning Resources).
2. The Boundary Line Survey Plat shall be accompanied by a vicinity map drawn at the scale of not over four hundred (400) feet to the inch to show the relation of the proposed boundary line adjustment to the adjacent properties and to the general surrounding area.
 3. The Boundary Line Survey Plat submitted on Mylar measuring 18” by 24” with signature, shall be filed by the subdivider with the Town Clerk within 180 days of the DRB’s signed written decision. Boundary line adjustment approval shall expire if the survey plat is not filed by the Applicants within the 180-day period. The Zoning Administrator, upon written request prior to the expiration date, shall extend the date for filing the survey plat by an additional 90 days if final local or state permits or approvals are still pending.
 - a. **Approval expires May 18, 2026.**

Dated at Georgia, Vermont, this 18th day of November, 2025.

By _____
Charles Cross
Georgia DRB Chair

DRB members participating in this decision: Charles Cross, James Powell, Gilles Rainville, Jr., Glenn Sjoblom, Lisa Faure, Leigh Horton, Tony Gabel, and Jared Waite.

Vote to approve: In favor - 7, Opposed - 0, Abstain - 0, Absent - 0

In favor:

Opposed:

Abstain:

Absent:

Reconsideration Information:

At the request of the Applicant or interested parties, or on its own motion, the DRB may reopen a public hearing for reconsideration of findings, conclusions, or conditions of the decision. A request by the Applicant or interested parties must be submitted to the ZA Office within the 30- day appeal period in accordance with Section 8.7(B).

30 Day Appeal Information:

An “interested person”, who has participated in this proceeding, may appeal this decision to the Vermont Environmental Court within 30 days of the date this decision was signed. Participation shall consist of offering, through oral or written testimony, evidence or a statement of concern related to the subject of the proceeding. See V.S.A. Title 24, Chapter 117, Section 4465b for clarification on who qualifies as an “interested person”.

Notice of the Appeal, along with applicable fees, should be sent by certified mail to the Vermont Environmental Court. A copy of the notice of appeal should also be mailed to the Town of Georgia.

DRAFT